

**TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING - MONDAY, APRIL 6, 2015 – LEGISLATIVE CHAMBER,
ROOM 314, TOWN HALL, WEST HARTFORD, CT 06107**

MINUTES

CALL TO ORDER/ROLL CALL: 7:00 P.M.

ATTENDANCE: Kevin Ahern, Chair; Vice Chair: Kevin Prestage; Commissioners: Michael Seder and Michele Maresca; Alternates: Liz Gillette and Mishone Donelson; Todd Dumais, Town Planner/TPZ Secretary; Catherine Dorau, Associate Planner; Patrick Alair, Deputy Corporation Counsel.

ABSENT: Commissioner: Paul Freeman, John O'Donnell

ADJOURNMENT: Motion/Seder; Second/Maresca (5-0). Meeting adjourned at 9:15 PM

MATTERS FOR PUBLIC HEARING SHALL BE CALLED AT 7:15 P.M.

MINUTES:

Approval of Minutes:

- a. Minutes of the Regular Meeting, Monday, January 5, 2015.
Motion/Seder; Second/Maresca; Vote: 4-0 Voting: Ahern, Seder, Maresca, Donelson
- b. Minutes of the Regular Meeting, Monday, March 2, 2015; *Postponed to May 4, 2015*

COMMUNICATIONS:

None.

NEW BUSINESS:

160 Simsbury Road – Application (IWW #611-R1-15) of Hebrew Life Choices, Inc, (David Houle, Contact) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area. The applicant seeks to add thirty (30) parking spaces on Village Drive and re-grade the existing stormwater basin. (Submitted for IWWA receipt on April 6, 2015. Presented for determination of significance.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (5-0)** (Motion/Prestage; Second/Seder) (Gillette seated for Freeman) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **Monday, May 4, 2015 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.**

7 South Main Street – Application (SUP #1271) of Smbat Sarkisyan, owner Sam's Gyro (Bret Bowin, Contact) seeking a Special Use Permit to authorize a sixteen (16) seat outdoor dining area. The outdoor dining area will include a freestanding metal railing system, an existing retractable awning, propane heating units and wall mounted speakers. (Submitted for TPZ receipt on April 6, 2015. Suggest required public hearing be scheduled for May 4, 2015.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5 - 0)** (Motion/Prestage; Second/Seder) (Donelson seated for Freeman) to schedule this matter for public hearing on **Monday, May 4, 2015 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.**

OLD BUSINESS SCHEDULED FOR PUBLIC HEARING AND DECISION ON APRIL 6, 2015:

110 Beechwood Road – Application (SUP #1229-R1-15) of West Hartford Public Schools & Conard and Hall Unite for Light (Helen Rubino-Turco, Director of Leisure Services, Town of West Hartford) requesting TPZ review pursuant to Section 177-42A(8) of the West Hartford Code of Ordinances of the conditions of SUP #1229 approved on March 4, 2013 for the installation of permanent athletic field lighting at Conard High School McKee Stadium Field. (Submitted for TPZ receipt on March 2, 2015. Required public hearing scheduled for April 6, 2015.)

After a review of the application and its related exhibits and after consideration of staff technical comments and the public hearing record, the TPZ acted by **unanimous vote (5-0)** (Motion/Seder; Second/Gillette) (Gillette seated for Freeman) to amend the existing conditions of SUP #1229 approved by the Commission on March 4, 2013.

During its discussions and deliberations on this matter, the Commission made the following findings and condition:

1. The Applicant anticipates making capital improvements to the bleachers at Conard High School during the summer of 2015. It is expected that the Public Address system will be replaced as part of that project and that the new system will be designed to mitigate noise impacts upon surrounding properties.

975 North Main Street – Application (SUP #1230-R1-15) of West Hartford Public Schools & Conard and Hall Unite for Light (Helen Rubino-Turco, Director of Leisure Services, Town of West Hartford) requesting TPZ review pursuant to Section 177-42A(8) of the West Hartford Code of Ordinances of the conditions of SUP #1230 approved on March 4, 2013 for the installation of permanent athletic field lighting at Hall High School Chalmers Stadium Field. (Submitted for TPZ receipt on March 2, 2015. Required public hearing scheduled for April 6, 2015.)

After a review of the application and its related exhibits and after consideration of staff technical comments and the public hearing record, the TPZ acted by **unanimous vote (5-0)** (Motion/Gillette; Second/Maresca)(Gillette seated for Freeman) to reaffirm the existing conditions of SUP #1230 approved by the Commission on March 4, 2013.

During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The TPZ determined no supplemental conditions of approval are necessary.

TOWN COUNCIL REFERRAL AND REQUEST FOR REPORT:

160 Simsbury Road – Application on behalf of Hebrew Life Choices, Inc., owner of 160 Simsbury Road, to amend Special Development District #106 to add thirty (30) parking spaces on the Village Drive, the roadway along the perimeter of the assisted living facility known as Hoffman SummerWood Community (“Summerwood”). (Town Council receipt on March 24, 2015. Town Council public hearing scheduled for May 12, 2015. TPZ receipt on April 6, 2015.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5-0)** (Motion/Seder; Second/Donelson)(Donelson seated for Freeman) to **table** deliberations on the application referral to May 4, 2015.

ANNUAL MEETING: TPZ election of officers, selection of committee representatives and approval of rules and regulations

Ahern, Prestage, Seder & Maresca voting.

- Chairman: **Kevin Prestage**
Motion/Maresca; Second/Seder (Vote: 4-0).

- Vice-Chairman: **Michele Maresca**
Motion/Prestage; Second/Ahern (Vote: 4-0).
- Secretary: **Todd Dumais**
Motion/Seder; Second/Maresca (Vote: 4-0).
- Town Council Community Planning and Physical Services Committee:
 - TPZ Liaison: **Kevin Ahern**
Motion/Prestage; Second/Maresca (Vote: 4-0).
 - Alternate: **Liz Gillette**
Motion/Seder; Second/Maresca (Vote: 4-0).
- Capitol Region Council of Governments: **Michael Seder**
Motion/Prestage; Second/Maresca (Vote: 4-0).
Alternate: **Mishone Donelson**
Motion/Seder; Second/Prestage (Vote: 4-0).
- Conservation and Environment Commission:
TPZ Liaison: **Michele Maresca**
Motion/Prestage; Second/Seder (Vote: 4-0).
- Alternate: **Paul Freeman**
Motion/Prestage; Second/Seder (Vote: 4-0).

Approval of Rules and Regulations:

Motion to approve the amendments to the Rules and Regulations. Motion/Seder; Second/Maresca (Gillette seated for Freeman) (Vote: 5-0).

U: shareddocs/TPZ/minutes/2015/April6